

**Proposed Amendments to the Lincoln Center Redevelopment Plan  
for the Block 85 Redevelopment Project**

**Section III**

**Block 85 Redevelopment Project**

The Block 85 Redevelopment Project area incorporates Lots 1 through 9, 13 through 15, 16 and 17 (now Lincoln Land Company's subdivision lots 1 through 3 and North 5 feet of lot 4), the North 67 feet of Lot 18, and the vacated East-West alley and North 67 feet of the North-South alley on Block 85 between 8th and 9th Streets and M Street and Rosa Parks Way in Downtown Lincoln. The goal of this project is to strengthen South Haymarket in the redevelopment of three underutilized buildings into mixed-use commercial buildings, and the construction of a new mixed-use building. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln. City support may include the construction of project-related public improvements.

**Section IV**

**R. Block 85 Redevelopment Project**

**Revitalization Project Description**

The Block 85 Redevelopment Project area incorporates Lots 1 through 9, 13 through 15, 16 and 17 (now Lincoln Land Company's subdivision lots 1 through 3 and North 5 feet of lot 4), the North 67 feet of Lot 18, and the vacated East-West alley and North 67 feet of the North-South alley on Block 85 of the Lincoln Original Plat between 8th and 9th Streets and M Street and Rosa Parks Way in Downtown Lincoln (see Exhibit IV-145). The existing land use in the area is commercial and private parking.

The goal of this project is to strengthen South Haymarket in the redevelopment of three underutilized buildings into mixed-use commercial buildings, and the construction of a new mixed-use commercial building. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector commercial development in this redevelopment area. The project, including both public and private improvements made, will address the goals of the Lincoln Center Redevelopment Plan in the following ways:

- encouraging the preservation of the architectural integrity and historic character of the area by supporting development that reuses existing buildings or facades and that is designed to fit the context in which the development will occur;
- increasing Downtown business and activity recruitment and retention efforts;
- utilizing underdeveloped lots and removing blight;
- enhancing the physical characteristics of Downtown that increase the feeling of security and safety by encouraging street level active spaces; and,
- enhancing the aesthetics of Downtown and Haymarket to improve the pedestrian environment.

## **Statutory elements**

The developer currently owns the land and buildings in the project area that will be improved. The parcels on the block that are not owned by the developer are not included in this project. The project may include the vacation of the north-south alley, should the placement of utilities and use allow for vacation. The developer will follow proper vacation procedures. Currently, there are no plans to acquire, relocate, demolish, or dispose of any additional real property. Should any of these occur, the City will follow policy outlined in the Plan. Land coverage will be altered with the construction of a new building on Lots 3 and 4, Lincoln Original Plat.

The east half of the block is zoned B-4, allowing for various uses including the mixed-use developments that are being proposed. The west half of the block is zoned I-1. The developer will file for a zoning change on the west half of the block from I-1 to B-4.

There are no residential units within the proposed project boundaries, or immediate vicinity. Residential units will not be constructed as a result of this project.

The developer will work with City staff to address any changes in the existing street system, including the north-south alley and any street right-of-way, to accommodate the project (i.e., streetscape, parking).

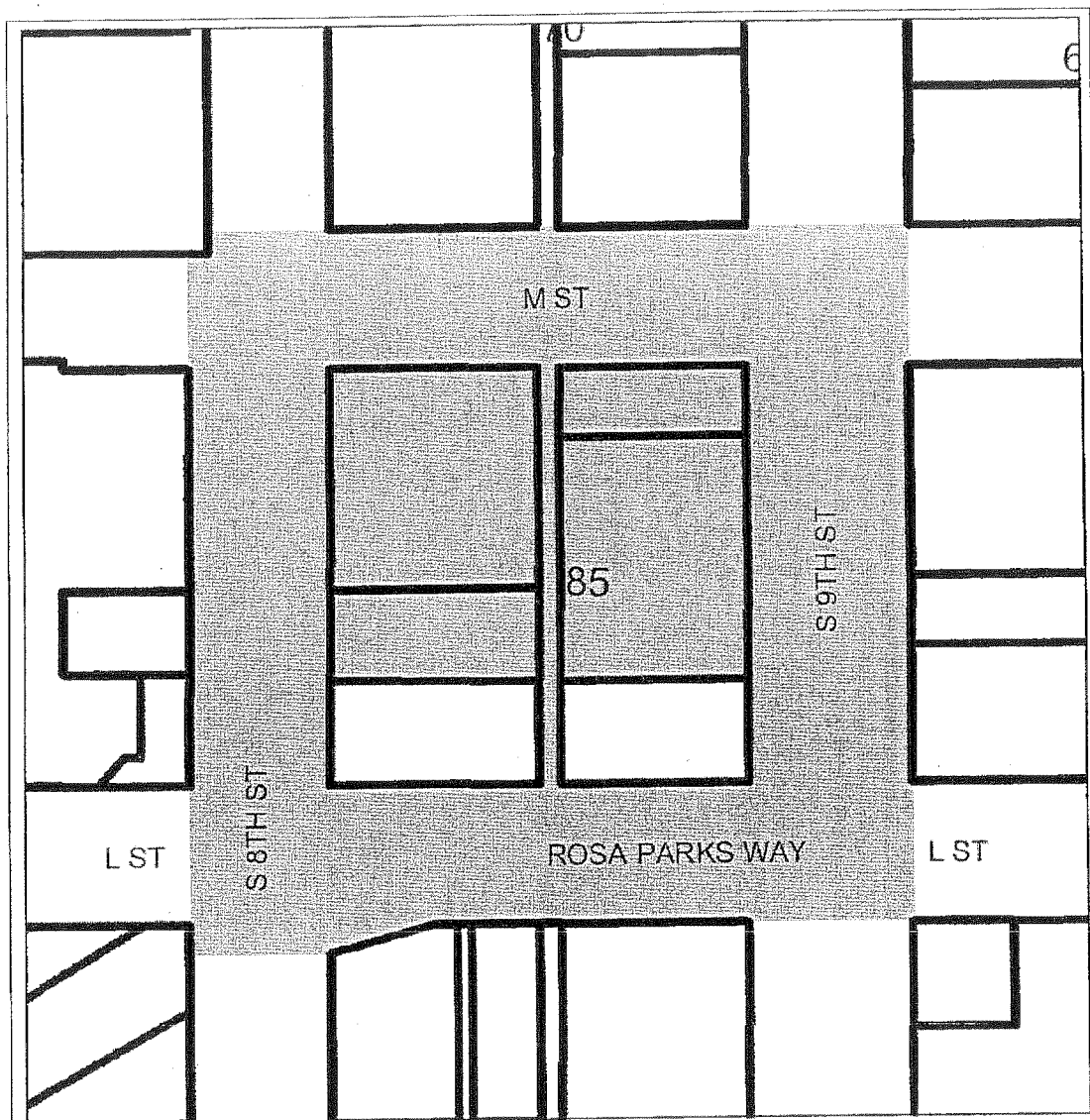
Approximately 74 parking spaces will remain on-site after the project is completed, which meets the existing parking requirements. On-street parking will continue to be located adjacent to Block 85 after completion.

Investment by the City may assist in acquisition, demolition, and site preparation; utility relocation and improvements; streetscape improvements; and other public improvements throughout the project area. The streetscape improvements could include façade enhancements, sidewalk construction, curb and gutter construction, parking reconfiguration, landscape enhancements, and installation of pedestrian lighting, signage, and other street amenities.

A cost-benefit analysis will be prepared and included as a part of the material that will be presented to City Council.


## **Proposed Costs and Financing**

The estimated total cost to implement the redevelopment project is \$8.3 million, \$7.6 million of which will be privately funded. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$674,000 million, generated from the private improvements within the project area.



**Exhibit IV-145 - Project Area**

**Block 85 Redevelopment Project**

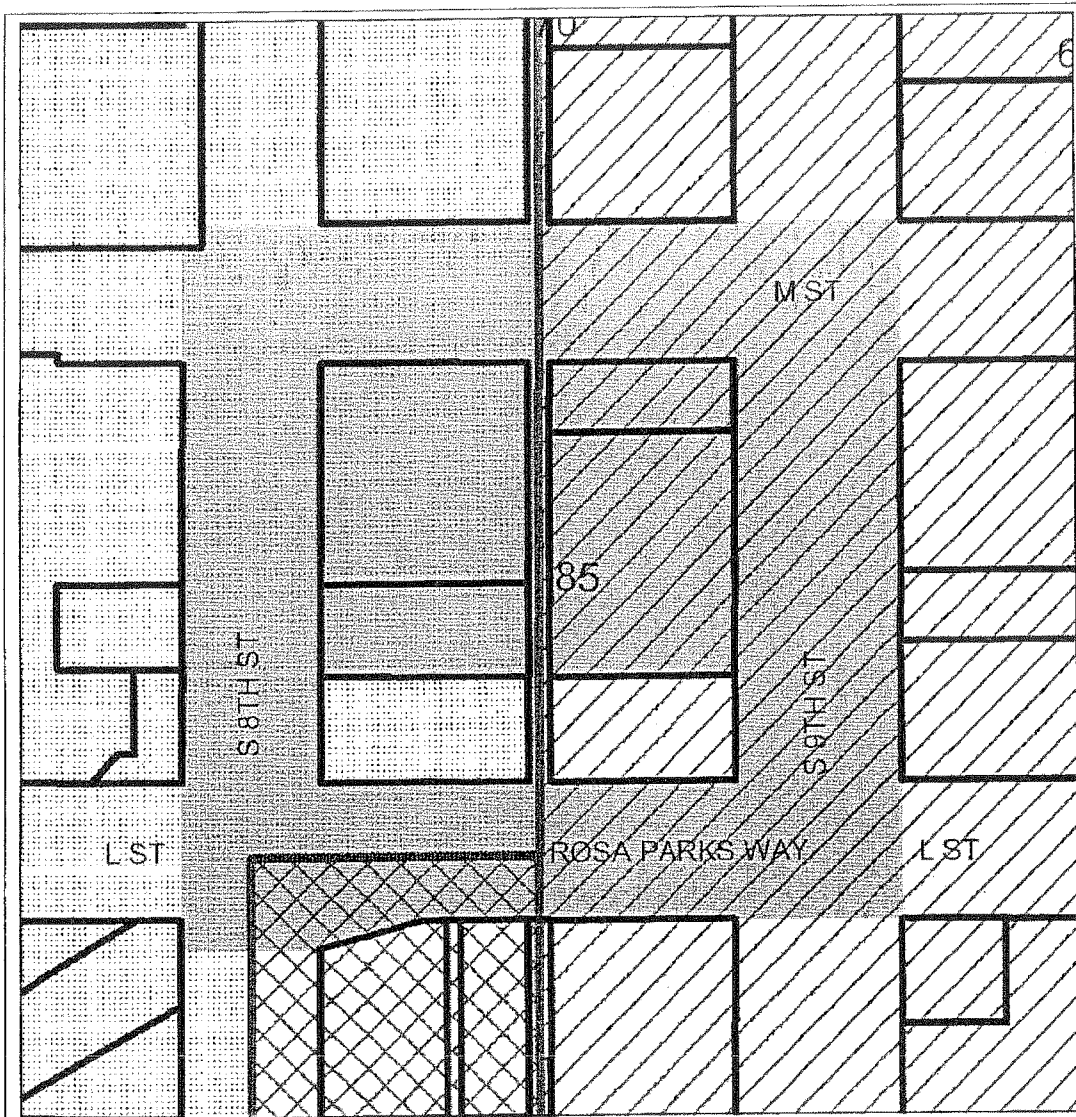
 Block 85 Project Boundary

Lincoln Center  
Redevelopment Plan

Prepared by City of Lincoln, Urban Development Dept 8/08

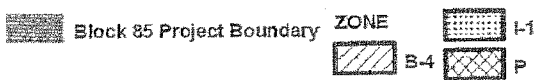


1 inch equals 100 feet



# **Exhibit IV-146 - Existing Zoning**

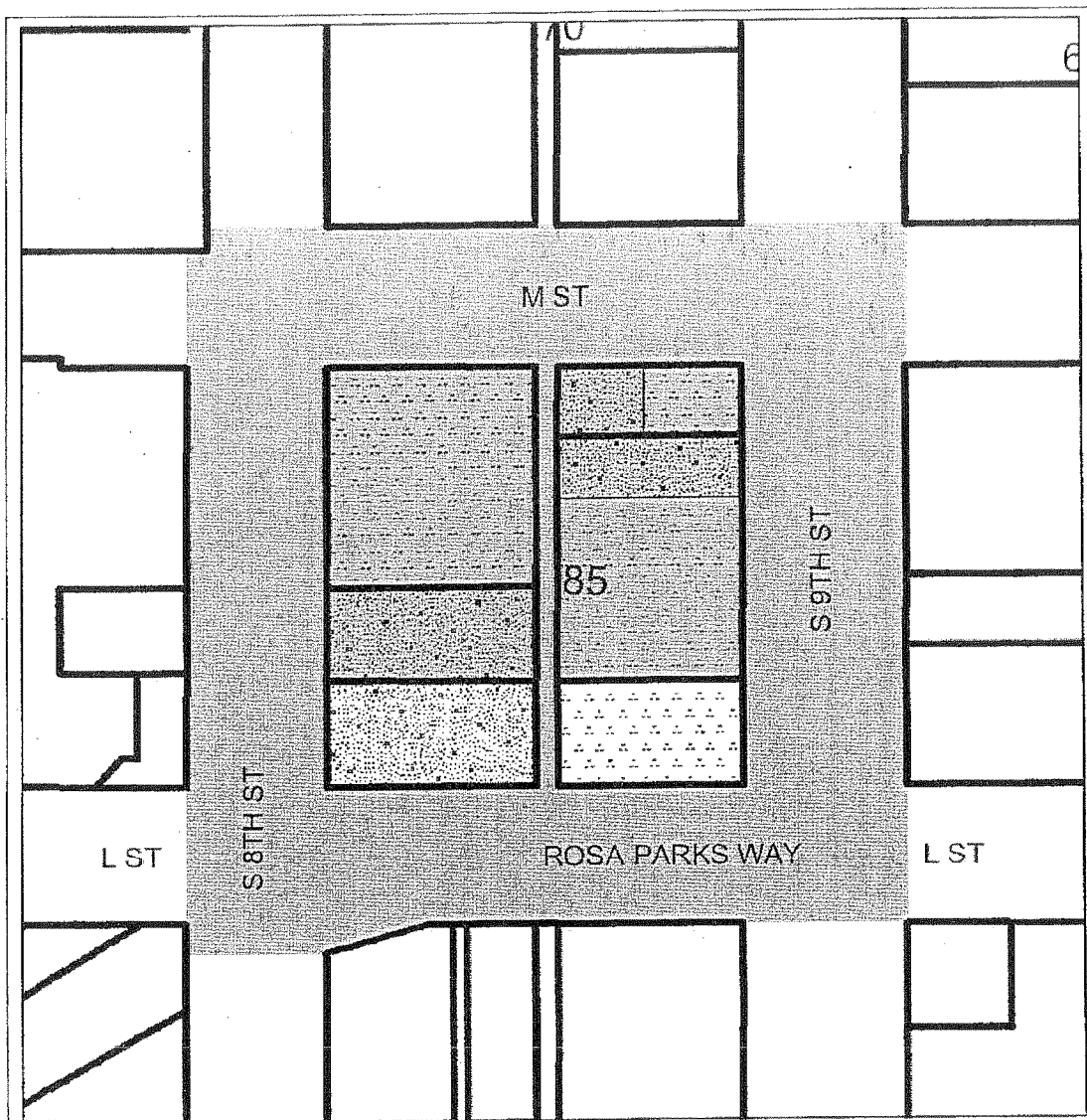
## **Block 85 Redevelopment Project**



Lincoln Center  
Redevelopment Plan

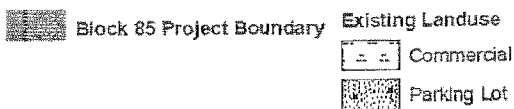
Prepared by City of Lincoln, Urban Development Dept 6/08

1 inch equals 100 feet



# **Exhibit IV-147 - Existing Landuse**

## **Block 85 Redevelopment Project**

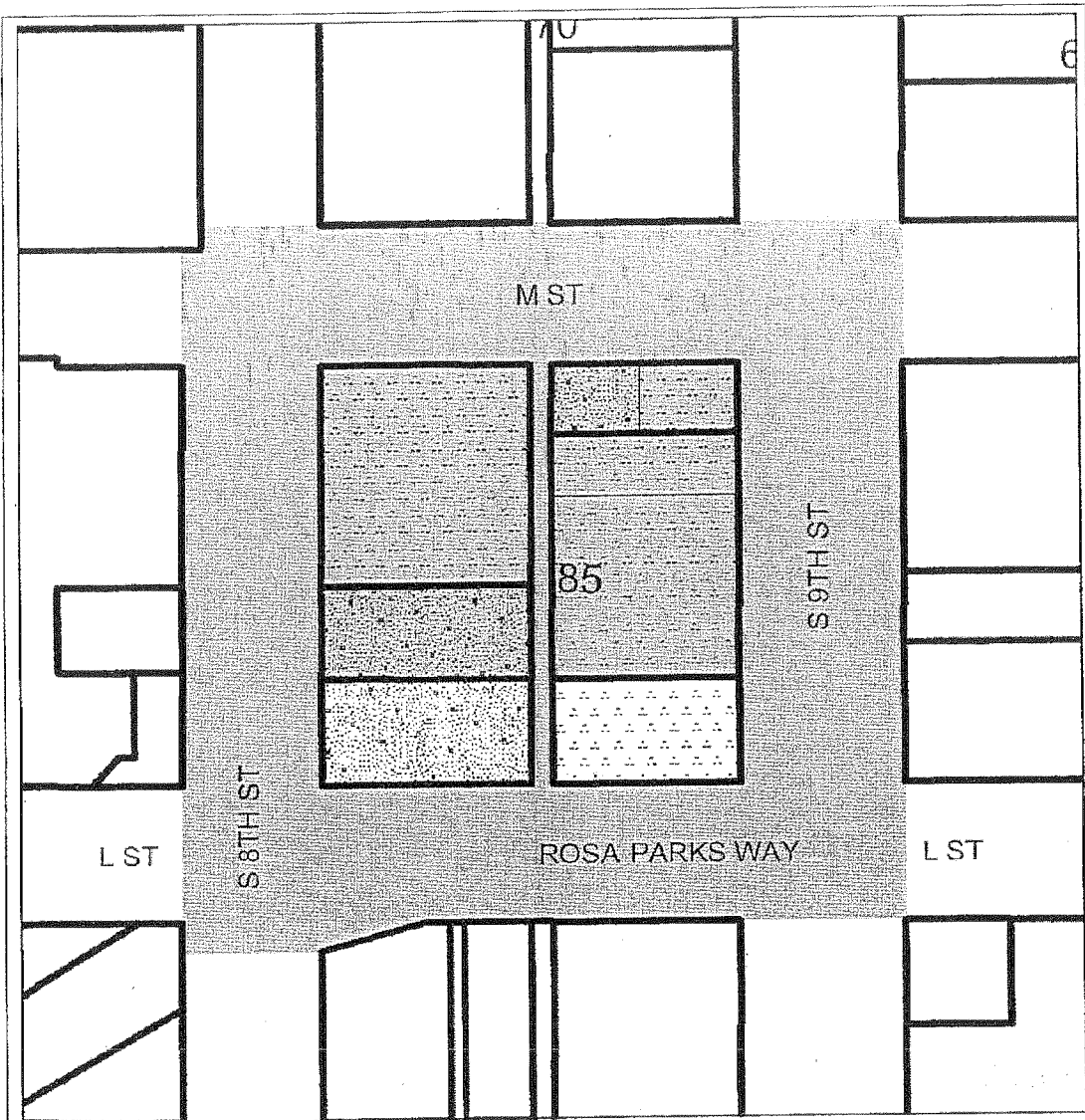


Lincoln Center  
Redevelopment Plan

Prepared by City of Lincoln, Urban Development Dept 6/08

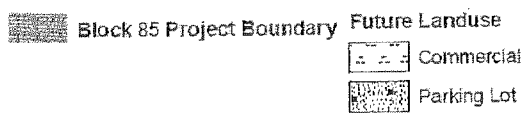


1 inch equals 100 feet



# **Exhibit IV-148 - Future Landuse**

Block 85 Redevelopment Project



Lincoln Center  
Redevelopment Plan

Prepared by City of Lincoln, Urban Development Dept 6/08

1 inch equals 100 feet





Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair  
Planning Department Lincoln, Nebraska 68508 City-County  
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

July 3, 2008

TO: Neighborhood Associations/Organizations  
Bob Workman, Chair, Lancaster County Board of Commissioners  
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools  
Educational Service Unit #18, c/o David Myers  
Board of Regents, University of Nebraska-Lincoln  
President, Southeast Community College  
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 08013**  
**(Proposed amendment to the Lincoln Center Redevelopment Plan)**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 08013**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Lincoln Center Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment is for the "Block 85 Redevelopment Project" to redevelop three under-utilized buildings into mixed-use commercial buildings, and the construction of a new mixed-use building. The Block 85 Redevelopment Project area is generally bounded by Rosa Parks Way and M Street and South 8<sup>th</sup> Street and South 9<sup>th</sup> Street. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17<sup>th</sup> Street on the east, "G" Street on the south, and Salt Creek, 2<sup>nd</sup> Street and Sun Valley Boulevard on the west. A copy of the proposed amendment is attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, July 16, 2008**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or [hsalem@lincoln.ne.gov](mailto:hsalem@lincoln.ne.gov); or the project planner in the Planning Department, Sara Hartzell, at 402-441-6372 or [shartzell@lincoln.ne.gov](mailto:shartzell@lincoln.ne.gov). You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to [plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov), or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, July 10, 2008, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword = pcagenda).

Sincerely,  
  
Jean Preister  
Administrative Officer

cc: David Landis, Urban Development  
Hallie Salem, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor  
Downtown Lincoln Association

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Karl Jensvold  
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Lincoln, NE 68516

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Richard Patterson  
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Mike James  
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**Dave Landis**  
Urban Development

**Hallie Salem**  
Urban Development

**Bob Workman, Chair**  
Lancaster County Board of Commissioners

**Dr. E. Susan Gourley, Superintendent**  
Lincoln Public Schools  
5901 "O" Street  
Lincoln, NE 68510

**Educational Service Unit #18**  
c/o David Myers  
5901 O Street  
Lincoln, NE 68510

**University of Nebraska-Lincoln**  
c/o Linda Cowdin, UNL Property Management  
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Lincoln, NE 68588

**President**  
Southeast Community College  
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**Glenn Johnson**  
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**Rick Peo**  
Chief Assistant City Attorney

**Norm Agena**  
County Assessor

**Downtown Lincoln Association**  
206 S. 13<sup>th</sup> Street, Suite 101  
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Lincoln-Lancaster County  
Planning Department  
Marvin S. Krout, Director

555 South 10th Street / Suite 213  
Lincoln, Nebraska 68508  
402-441-7491 / fax: 402-441-6377

Eugene W. Carroll, Chair  
City-County  
Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

August 1, 2008

TO: Neighborhood Associations/Organizations  
Bob Workman, Chair, Lancaster County Board of Commissioners  
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools  
Educational Service Unit #18, c/o David Myers  
Board of Regents, University of Nebraska-Lincoln  
President, Southeast Community College  
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Lincoln Center Redevelopment Plan**  
**"Block 85 Redevelopment Project"**  
**(Comprehensive Plan Conformance No. 08013)**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, August 18, 2008, at 1:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

The proposed amendment is for the "Block 85 Redevelopment Project" to redevelop three under-utilized buildings into mixed-use commercial buildings, and the construction of a new mixed-use building. The Block 85 Redevelopment Project area is generally bounded by Rosa Parks Way and M Street and South 8<sup>th</sup> Street and South 9<sup>th</sup> Street. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17<sup>th</sup> Street on the east, "G" Street on the south, and Salt Creek, 2<sup>nd</sup> Street and Sun Valley Boulevard on the west. You were previously provided with a map and a copy of the proposed amendment.

On July 16, 2008, the Lincoln City-Lancaster County Planning Commission voted 8-0 (Esseks absent) to find the proposed amendment to the **Lincoln Center Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 08013).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (441-7866 or [hsalem@lincoln.ne.gov](mailto:hsalem@lincoln.ne.gov)), or the Planning Department staff planner, Stephen Henrichsen (441-6374 or [shenrichsen@lincoln.ne.gov](mailto:shenrichsen@lincoln.ne.gov)). The proposed resolution will appear on the City Council agenda for introduction on August 11, 2008, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, August 7, 2008.

Sincerely,  
  
Jean Preister  
Administrative Officer

cc: Dave Landis, Urban Development  
Hallie Salem, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor  
Downtown Lincoln Association

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE  
LINCOLN JOURNAL STAR ON FRIDAY, August 1, 2008 AND FRIDAY, August 8,  
2008:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, August 18, 2008, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following items. For more information, call the Urban Development Department (441-7866) or the Planning Department (441-7491):

1. A resolution approving and adopting proposed amendments to the Lincoln Center Redevelopment Plan for the "Block 85 Redevelopment Project". The Block 85 Redevelopment Project Area is generally bounded by Rosa Parks Way and M Street and South 8<sup>th</sup> Street and South 9<sup>th</sup> Street. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17<sup>th</sup> Street on the east, "G" Street on the south, and Salt Creek, 2<sup>nd</sup> Street and Sun Valley Boulevard on the west.
2. A resolution approving and adopting a proposed amendment to the Antelope Valley Redevelopment Plan to add the "AV Parkway Plaza Triangle Redevelopment Project" generally located at North 19<sup>th</sup> & Q Streets. The Project Area is generally described as the area bounded by "S" Street on the north, "Q" Street on the south, the future Antelope Creek Channel (approximately North 21<sup>st</sup> Street) on the east, and the future Antelope Valley N/S Roadway (approximately North 19<sup>th</sup> Street) on the west. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17<sup>th</sup> Street on the west, 27<sup>th</sup> Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south.

Joan Ross  
City Clerk